



Natalia Alward &lt;alwardn@grafton-ma.gov&gt;

## 244 Worcester Street - Churchill & Banks Companies, LLC - Warehouse Facility

lbgagnon77@gmail.com via Town of Grafton MA &lt;cmsmailer@civicplus.com&gt;

Mon, Sep 27, 2021 at 4:02 PM

Reply-To: "lbgagnon77@gmail.com" &lt;cmsmailer@civicplus.com&gt;

To: Planning Department &lt;planningdept@grafton-ma.gov&gt;

### Planning Board Public Comment Form

Submitted from the Town of Grafton website on Monday, September 27, 2021 - 4:02pm

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Submitted by user: Anonymous

Submitted values are:

Select a Project: 244 Worcester Street - Churchill &amp; Banks Companies, LLC - Warehouse Facility

First Name: leighann

Last Name: gagnon

Email Address: lbgagnon77@gmail.com

Street Address: 17 maplewood drive

City: north grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer.

### Comments:

Members of the Planning Board of Grafton:

I wish to make known my concerns with the potential development of 244 Worcester Street. The use of the land as a 375,000 square foot 24/7 warehouse facility is not compatible with the surrounding residential neighborhoods. As it stands now there is a significant buffer zone between the industry that exists and the large residential area nearby. Upon reading the zoning by law in Grafton I would like to bring out 1.5.5 Conditions for Granting Special Permits and point out that the board should deny the permit on the basis that this development has the potential to be a nuisance, hazard, cause congestion, and cause substantial harm to the neighborhood nearby.

I ask that we as a community please take more time to study the potential impacts a facility like this may have on our town.

- The traffic study is questionable
- Has there been an environmental impact study done?
- Will an environment impact study include the potential for light, noise and air pollution in the area surrounding?
- Will the water supply be affected? This area already has issues with brown water.
- Who will occupy this facility?
- Using small, densely populated streets as ways to avoid traffic, potential for some serious accidents on the back streets involving pedestrians.
- Property values declining in neighboring residences.

If we move forward with this project, I believe some mitigation to the area will be necessary. It is hard to gauge what will be needed as we do not know the actual business that will be operating here. It is my hope that until we know more information, we can pause and put more planning into this area.

- Change the two entrances to one located on the western side away from the bulk of residences
- A solid wall and shrubs in the 50-foot area between the warehouse and Worcester Street.
- Evergreen shrubs placed on the small strip of land between Maplewood drive and Worcester Street as this area will be seeing the bulk of tractor trailer traffic coming to a stop and making the turn in to the facility.
- Limiting operating hours as a 24/7 business is not compatible with a residential neighborhood
- Will there be refrigerated trucks running creating noise nuisance?
- Signage on the smaller streets for local traffic only as the concern for pedestrian/vehicle accidents is very strong on these small streets with no sidewalks

As seen in the nearby town of Milford, problems can and will arise with this type of facility. It would be better to have a plan in place than to try to play catch up later.

Again, I ask that we take our time and evaluate the potential problems this type of facility may create and weigh them with the potential positives to make an appropriate decision that best serves our community.